

Doc. # 4705

MEMORANDUM

January 9, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	4	2		4
Major new housing or rehabilitation				
Residential (building expansions, subdivisions, etc.)	5	1	1	1
Parking; gas stations; repair garages	3	3		
Industrial; chemical storage				
Institutional				
Commercial; office; business	4			
Hotels; restaurants				
Signs				1

We recommend approval of four residential conversions:

- Z-8175. 54(R) Falkland Street, Brighton. Convert office-garage to one-family dwelling.
- Z-8166. 495 East Broadway, South Boston. Conversion to four-family dwelling.
- Z-8171. 37 Wheatland Avenue, Dorchester. Convert single-family to lodging house for 12 lodgers.
- Z-8187. 59 Hancock, Dorchester. Legalize two-family dwelling.

We recommend approval of five residential building expansions subdivision referrals:

- Z-8160. 20 Cufflin Street, Brighton. Corrected plot plan.

- Z-8172. 94 Princeton Street, East Boston. Interior alterations.
- Z-8173. 294 Stratford Street, West Roxbury. Rear sunroom addition.
- Z-8302. 41 Morton Street, Jamaica Plain. Rear addition.
- Z-8309. 198 Bremen Street, East Boston. Enlarge and enclose rear porch.

We recommend approval of three parking, gas station referrals:

- Z-8180. 11-17 Kingston Street, Boston. Extend use of parking lot for two years.
- Z-8188. 418(R) Washington Street, Brighton. Accessory parking for bank.
- Z-8367. 795 Columbus Avenue, Boston. Six-level 999-car garage.

We recommend approval of four commercial, office, business referrals:

- Z-8159. 365 C Street, South Boston. Addition to warehouse.
- Z-8269. 328 Newbury Street, Boston. Rear addition to office structures.
- Z-8177. 37 Babson Street, Mattapan. Warehouse addition.
- Z-8161. 11-12 Marshall Street, Boston. Roof addition.

We recommend denial of six referrals:

- Z-8154. 50 Ainsworth Street, Roslindale. Conversion incompatible with street.
- Z-8169. 100 Visconti Road, East Boston. Storage of rental vehicles incompatible.
- Z-8181. 561 Dudley Street, Roxbury. Inspectional Services Department complaint existing.
- Z-8190. 28 Mt. Pleasant Avenue, Roxbury. ISD unsafe and dangerous complaint existing.
- Z-8240. 181-189 Friend Street, Boston. Contrary to Bulfinch Triangle historic character.
- Z-8318. 69 Baldwin Street, Charlestown. Roof top additions inappropriate.

We recommend denial without prejudice in one case:

- Z-8182 - 1298-1302 Commonwealth Avenue and 6-8 Griggs Street, Allston.
8186. Petitioner must meet with Authority to revise plans.

We recommend deferral of six cases:

- Z-8170. 161-165 Meridian Street, East Boston. Restaurant expansion concerns.

- Z-8168. 24 Upton Street, Boston. Petitioner must meet with neighborhood association and Authority.
- Z-8179. 147 Appleton Street, Boston. Plans must be reviewed with Authority and neighborhood association.
- Z-8176. 15 Concord Square, Boston. Petitioner should meet with neighborhood association and Authority.
- Z-8157 - 589 Tremont Street and 557 Massachusetts Avenue, Boston.
8158. Petitioner must meet with neighborhood association and Authority.
- Z-8319. 111 L Street, South Boston. Appellant must address concerns with community.

BOARD OF APPEAL REFERRALS

January 9, 1986

Hearing

- | | | | |
|-----|-------------|---------|---|
| 1. | Z-8154 | 1/14/86 | George B. Cudd
50 Ainsworth Street, Roslindale |
| 2. | Z-8157-8158 | 1/14/86 | Historic Realty Trust
589 Tremont Street &
557 Massachusetts Avenue, Boston |
| 3. | Z-8159 | 1/14/86 | Victor Realty Trust
365 C Street, South Boston |
| 4. | Z-8160 | 1/14/86 | Dennis McCarthy
20 Cufflin Street, Brighton |
| 5. | Z-8166 | 1/14/86 | John Reid & Lawrence Turner
495 East Broadway, South Boston |
| 6. | Z-8168 | 1/14/86 | Steven J. Lee
24 Upton Street, Boston |
| 7. | Z-8169 | 1/14/86 | Mooney Street Trust
100 Visconti Road, East Boston |
| 8. | Z-8170 | 1/14/86 | Salvatore Lombardo
161-165 Meridian Street, East Boston |
| 9. | Z-8171 | 1/14/86 | 37 Wheatland Avenue Trust
37 Wheatland Avenue, Dorchester |
| 10. | Z-8172 | 1/14/86 | Michael & Joanne Stoico
94 Princeton Street, East Boston |
| 11. | Z-8173 | 1/21/86 | Cecelia M. & Martin Glynn
294 Stratford Street, West Roxbury |
| 12. | Z-8175 | 1/21/86 | Harold Magee
54 (rear) Falkland Street, Brighton |
| 13. | Z-8176 | 1/21/86 | James R. Hawn
15 Concord Square, Boston |
| 14. | Z-8177 | 1/21/86 | Mattapan Supply Company
37 Babson Street, Mattapan |
| 15. | Z-8179 | 1/21/86 | Barbara Cherubini
147 Appleton Street, Boston |
| 16. | Z-8180 | 1/21/86 | Neworld Bank
11-17 Kingston Street, Boston |

BOARD OF APPEAL REFERRALS

January 9, 1986

Hearing

17.	Z-8181	1/21/86	Michael S. Ryman 561 Dudley Street, Roxbury
18.	Z-8182-8186	1/21/86	Ronald Cahaly, Trustee 1298-1302 Commonwealth Avenue & 6-8 Griggs Street, Allston
19.	Z-8187	1/21/86	William P. Hadaya 58 Hancock Street, Dorchester
20.	Z-8188	1/21/86	Colonial Development Corporation 418 (rear) Washington Street Brighton
21.	Z-8190	1/21/86	Robert Fuller 28 Mt. Pleasant Avenue, Roxbury
22.	Z-8240	1/14/86	H.N. Gorin Associates, Inc. 181-189 Friend Street, Boston
23.	Z-8269	1/14/86	Sam Y. Kim 328 Newbury Street, Boston
24.	Z-8302	1/14/86	Washingtonian Realty Trust 41 Morton Street, Jamaica Plain
25.	Z-8309	1/21/86	Beniamino DelVecchio 198 Bremen Street, East Boston
26.	Z-8318	1/21/86	Neil F. McLaughlin 69 Baldwin Street, Charlestown
27.	Z-8319	1/21/86	Robertta M. Lynch 111 L Street, South Boston
28.	Z-8367	1/21/86	Northeastern University 795 Columbus Avenue, Boston
29.	Z-8161	1/14/86	Philip Y. DeNormandie 11-12 Marshall Street Boston
30.	Z-8266	1/21/86	Thomas Famiglietti 166-168 Saratoga Street East Boston

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JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/14/86 Z-8154
George B. Cudd
50 Ainsworth Street
Roslindale

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, width, frontage, and open
space.

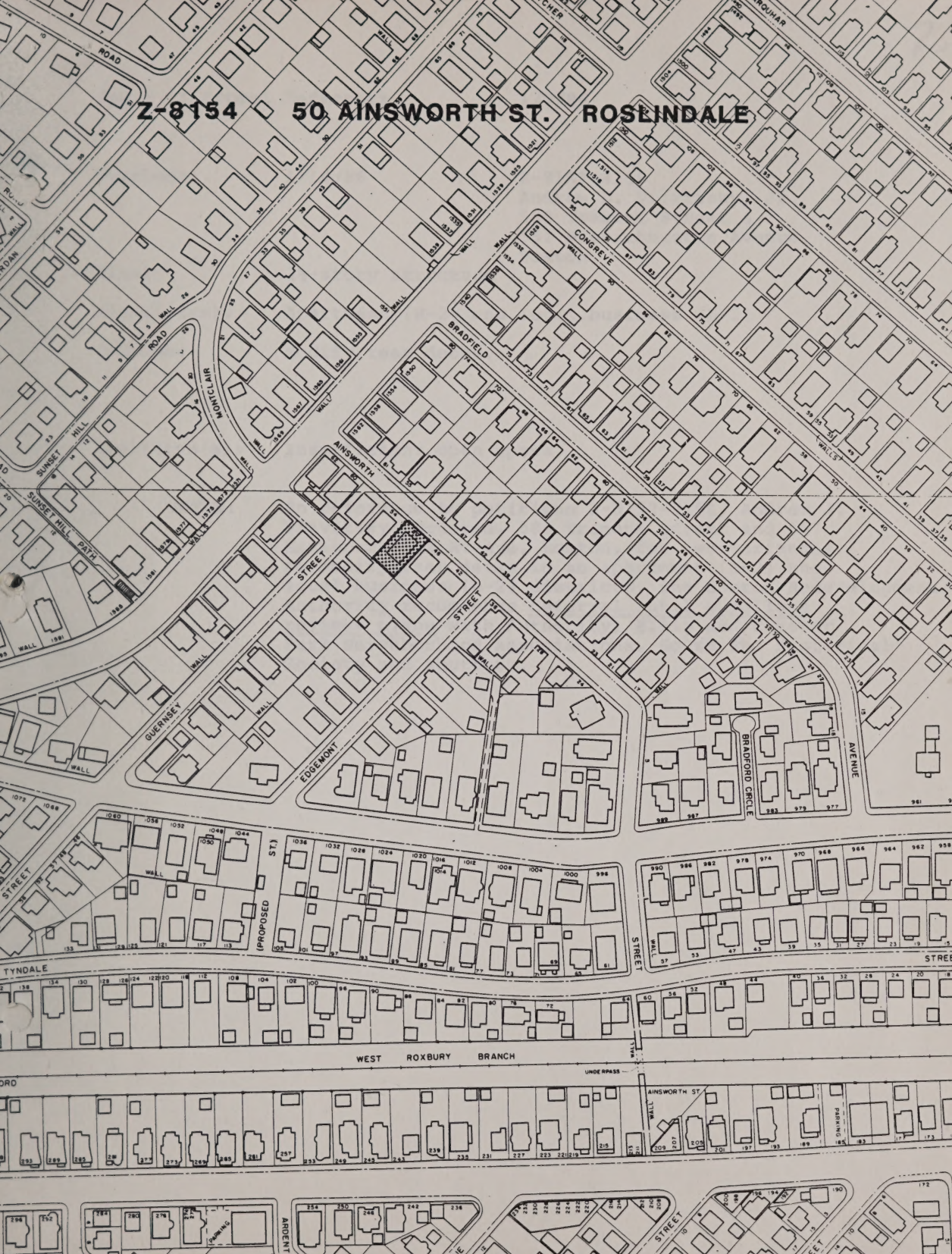
Excessive height of building.

VOTED: In reference to petition Z-8154, George B. Cudd,
50 Ainsworth Street, Roslindale, for forbidden
use and six variances for change of occupancy
from one- to three-family dwelling in a residential
(R-.5) district, the Boston Redevelopment Authority
recommends denial. Conversion is contrary to
the one- and two-family homes, essentially the
same size, which predominate the street, is undesirable
and would create an unwanted precedent. There
is insufficient off-street parking for existing
two units.

Z-8154

50 AINSWORTH ST.

ROSLINDALE



Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8157-8158
Andrew L. Vitvitsky, Jr.
589 Tremont Street &
557 Massachusetts Avenue
Boston

Site: 3½-story structure

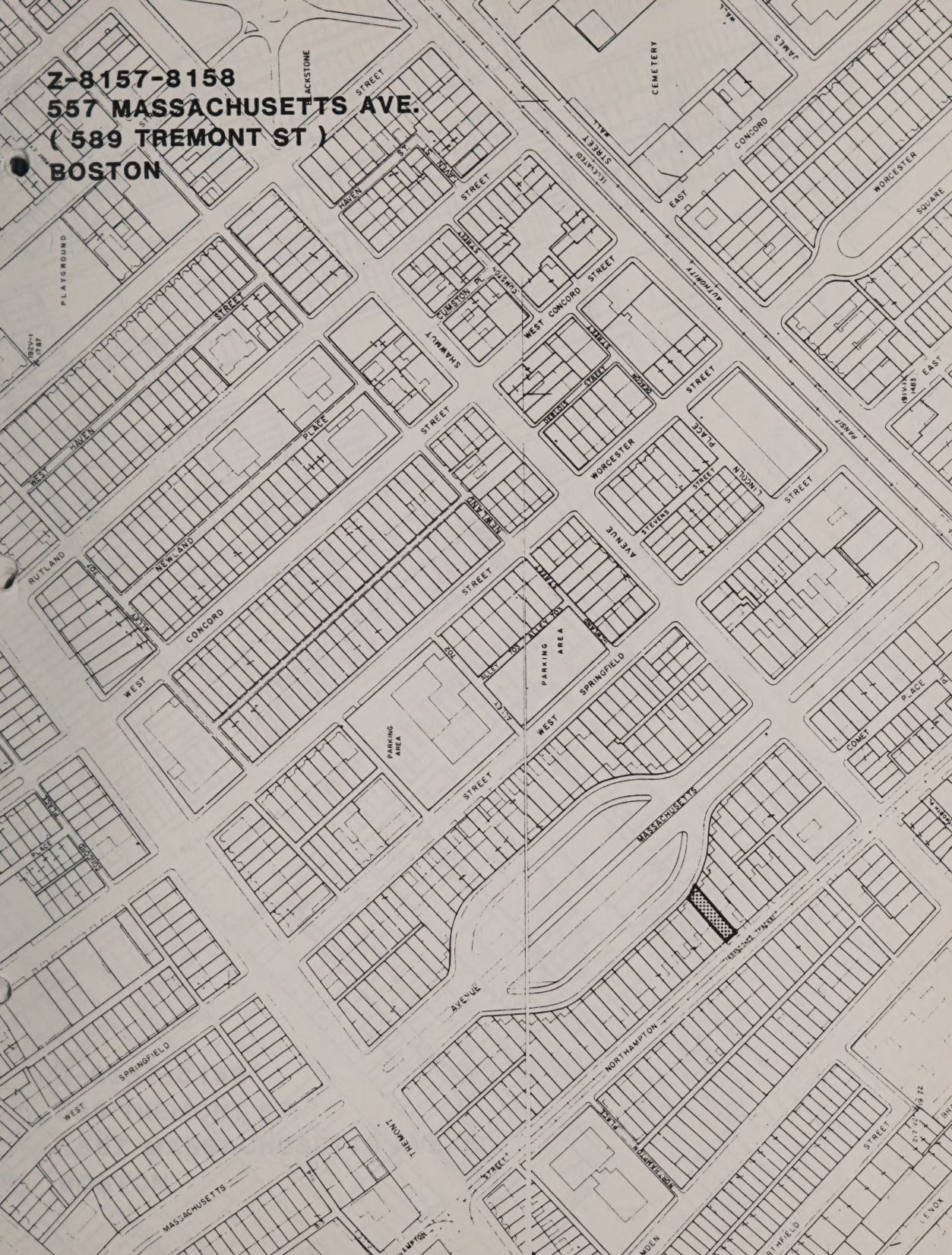
District(s): Apartment (H-2) and local business (L-2)

Purpose: Modify rear decks.

Violation(s): Insufficient open space.

VOTED: In reference to petitions Z-8157-8158, Andrew J. Vitvitsky, Trustee, 589 Tremont Street and 557 Massachusetts Avenue, Boston, for two variances to modify rear decks in an apartment (H-2) and local business (L-2) districts, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with Authority, Ellis and Chester Park Neighborhood Associations, South End Historical Society and abutters.

Z-8157-8158
557 MASSACHUSETTS AVE.
(589 TREMONT ST)
BOSTON





2-8157-8158
589 TREMONT ST.
(557 MASSACHUSETTS AVE.)
BOSTON

Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8159
Victor Realty Trust
365 C Street
South Boston

Site: Six-story structure

District(s): Industrial (I-2)

Purpose: Remove six-story structure and erect one-story warehouse structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8159, Victor Realty Trust, 365 C Street, South Boston, for variance to erect one-story addition to warehouse structure in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Obsolete structure will be replaced by new structure similar in size. Rear yard immediately abuts a spur rail line in which access is used by the Victor Coffee Company.

Z-8159

365 C ST. SOUTH BOSTON



Board of Appeal Referrals

1/9/86

4

Hearing: 1/14/86 Z-8160
Dennis McCarthy
20 Cufflin Street
Brighton

Site: 1½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Rectify position of dwelling on lot.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8160, Dennis McCarthy, 20 Cufflin Street, Brighton, for variance to rectify position of dwelling on lot in a residential, two-family (R-.5) district, the Boston Redevelopment Authority recommends approval. Apparently original incorrect plot plan indicated no zoning violations. Corrected plan discloses minimal side yard deficiency.

Z-8160

20 CUFFLIN ST.

BRIGHTON



Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8166
John J. Reid &
Lawrence J. Turner
495 East Broadway
South Boston

Site: 3½-story structure

District(s): General business (B-2)

Purpose: Change occupancy to four-family dwelling; erect rear decks, front and rear dormers, and side addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8166, John J. Reid & Lawrence J. Turner, 495 East Broadway, South Boston, for forbidden use and two variances for change of occupancy to four-family dwelling and erect rear decks, front and rear dormers, and side addition in a general business (B-2) district, the Boston Redevelopment Authority recommends approval of conversion and denial of dormer additions. No record of legal occupancy. Four-family dwelling, which will be owner occupied, is consistent with adjacent residential area. Dormer additions would set an undesirable precedent for the neighborhood.



Z-8166

495 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8168
Steven J. Lee
24 Upton Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

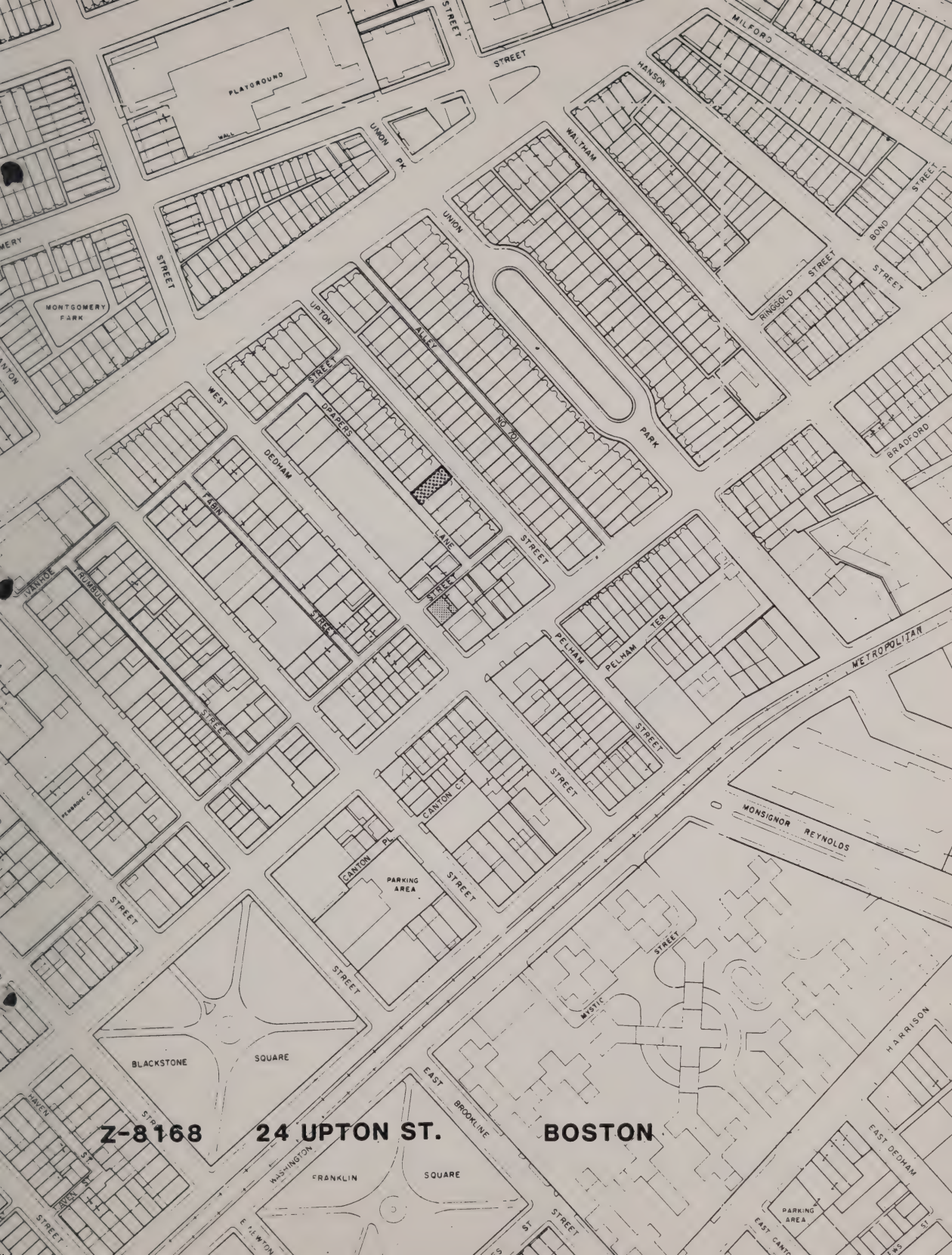
Purpose: Change occupancy from four to five apartments;
erect mansard roof addition.

Violation(s): Dwelling converted for more families is conditional
use.

Restricted roof structure district.

Insufficient open space.

VOTED: In reference to petition Z-8168, Steven J. Lee,
24 Upton Street, Boston, for two conditional uses
and variance for change of occupancy from four
to five apartments and erect mansard roof addition
in an apartment (H-3) district, the Boston Redevelopment
Authority recommends deferral. Petitioner must
meet with Union Park Association, South End Historical
Society, abutters, and Authority to review plans
and address density and design issues.



Z-8168

24 UPTON ST.

BOSTON

Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8169
Mooney Street Trust
100 Visconti Road
East Boston

Site: Approximately 8,500 square feet of land

District(s): Local business (L-1)

Purpose: Use premises for storage of 35 rental vehicles.

Violation(s): Storage of rental vehicles is forbidden use.
Insufficient front yard.

VOTED: In reference to petition Z-8169, Mooney Street Trust, 100 Visconti Road, East Boston, for forbidden use and variance to use premises for storage of 35 rental vehicles in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Lot has been illegally used for storage of rental vehicles for many years. Access to site is over a city sidewalk. Continuance of the use would adversely affect this residential area which is already heavily impacted by Sumner Tunnel traffic. Pedestrian safety and noise preclude granting of the proposal.



Z-8169

100 GEORGE R. VISCONTI RD., EAST BOSTON

Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8170
Salvatore Lombardo
161-165 Meridian Street
East Boston

Site: Vacant land

District(s): General business (B-2) and local business (L-1)

Purpose: Erect five-story office, retail, function hall structure.

Violation(s): Place for sale and consumption of food and beverages providing dancing or entertainment or both is conditional use.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-8170, Salvatore Lombardo, 161-165 Meridian Street, East Boston, for conditional use and two variances to erect five-story office, retail, function hall structure in a local (L-1) and general business (B-2) districts, the Boston Redevelopment Authority recommends deferral. Expansion of Lombardo's restaurant on vacant land in a dominant Central Square commercial-retail block fronting on Meridian, London and Porter Streets. Community has serious concerns with size of development. Petitioner must resolve the concerns and relative impact.



Z-8170 161-165 MERIDIAN ST. EAST BOSTON

Board of Appeal Referrals

1/9/86

9

Hearing: 1/14/86 Z-8171
37 Wheatland Avenue Trust
37 Wheatland Avenue
Dorchester

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling to lodging house for 12 lodgers.

Violation(s): Lodging house is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-8171, 37 Wheatland Avenue Trust, 37 Wheatland Avenue, Dorchester, for forbidden use and variance for change of occupancy from one-family dwelling to lodging house for twelve lodgers in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with BRA design review including: parking, structural design, and layout in order that the proposal is in general harmony with the rest of the neighborhood.. This is a large Victorian style house generally well-maintained and there is adequate room for the creation of a lodging house with off-street parking. This is a positive step in providing affordable housing within the City. With the current shortage of affordable housing, the City encourages the establishing of lodging house units for low-income residents. The appellant must, however, seek appropriate zoning and building code approvals for the accessory building on site.



Z-8171

37 WHEATLAND AVE.

DORCHESTER

Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8172
Michael & Jo Anne Stoico
94 Princeton Street
East Boston

Site: 2½-story structure

District(s): Apartment (H-1)

Purpose: Use basement for living space.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8172, Michael & Jo Anne Stoico, 94 Princeton Street, East Boston, for variance to use basement for living space in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans for any exterior changes be submitted to the Authority for design review approval; that occupancy remain one-family dwelling. Interior basement alterations for additional living space.



Z-8172

94 PRINCETON ST. EAST BOSTON

Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8173
Cecelia M. & Martin D. Glynn
294 Stratford Street
West Roxbury

Site: 2½-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8173, Cecelia M. & Martin D. Glynn, 294 Stratford Street, West Roxbury, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Rear sunroom addition. Adequate rear yard remains (20 feet plus).

Z-8173

294 STRATFORD ST. WEST ROXBURY



Board of Appeal Referrals

1/9/86

12

Hearing: 1/21/86

Z-8175
Harold McGee
54R Falkland Street
Brighton

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from offices and garage to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-8175, Harold McGee, 54R Falkland Street, Brighton, for two variances for change of occupancy from offices and garage to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that off-street parking be provided; that plans be submitted to the Authority for design review approval.



Z-8175 54(R) FALKLAND ST. BRIGHTON

Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8176
James R. Hawn
15 Concord Square
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from four- to five-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient open space.

VOTED: In reference to petition Z-8176, James R. Hawn, 15 Concord Square, Boston, for forbidden use and variance for change of occupancy from four- to five-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral. Petitioner should meet with Authority, abutters, and Claremont Neighborhood Association to review plans and address density and parking issues.

Z-8176 15 CONCORD SQUARE BOSTON



Hearing: 1/21/86 Z-8177
Mattapan Supply Company
37 Babson Street
Mattapan

Site: 8,137 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story warehouse structure.

Violation(s): Warehouse is forbidden use.
Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-8177, Mattapan Supply Company, 37 Babson Street, Mattapan, for forbidden use and three variances to erect one-story warehouse structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that landscaping be provided in rear and particularly along right side as buffer to residential property, that no parking be allowed along right side of property; that plans inclusive of landscaping and parking be submitted to the Authority for design review approval. Three-sided warehouse for storage of plumbing supplies would be open on the side facing existing office and warehouse building. Use would eliminate a vacant lot which has been eyesore to the neighborhood.

Z-8177 37 BABSON ST. MATTAPAN

GEORGE H. WALKER

PLAYGROUND



Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8179
Barbara Cherubini
147 Appleton Street
Boston

Site: Three-story vacant structure

District(s): Apartment (H-3)

Purpose: Change occupancy to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-8179, Barbara Cherubini, 147 Appleton Street, Boston, for forbidden use and variance for change of occupancy to four apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with Authority, abutters, and Ellis Neighborhood Association. Four-story vacant structure; no record of legal occupancy.



Z-8179

147 APPLETON ST. BOSTON

Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8180
Newworld Bank
11-17 Kingston Street
Boston

Site: Parking lot

District(s): General business (B-10)

Purpose: Continue use of public parking lot for fee for
twelve cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-8180, Newworld Bank,
11-17 Kingston Street, Boston, for conditional
use to continue use of public parking lot for
fee for twelve cars in a general business (B-10)
district, the Boston Redevelopment Authority recommends
approval with proviso that use terminate on December 31,
1987.



Z-8180 11-17 KINGSTON ST. BOSTON

Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8181
Michael S. Ryman
561 Dudley Street
Roxbury

Site: Two-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from garage to repair shop garage.

Violation(s): Repair shop garage is conditional use.

VOTED: In reference to petition Z-8181, Michael S. Ryman, 561 Dudley Street, Roxbury, for conditional use for change of occupancy from garage to repair shop garage in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Premises appear to be in poor and dangerous condition. Flammable liquids in open containers and on floor. Outstanding Inspectional Services Department complaint relating to existing use.

Z-8181

561 DUDLEY ST. ROXBURY



Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8182-8186
Ronald F. Cahaly, Trustee
1298-1302 Commonwealth Avenue &
6-8 Griggs Street
Allston

Site: Two five-story and one three-story apartment structures

District(s): Apartment (H-2)

Purpose: Subdivide; legalize occupancies for 44 apartments
and professional office and 43 apartments and
two offices.

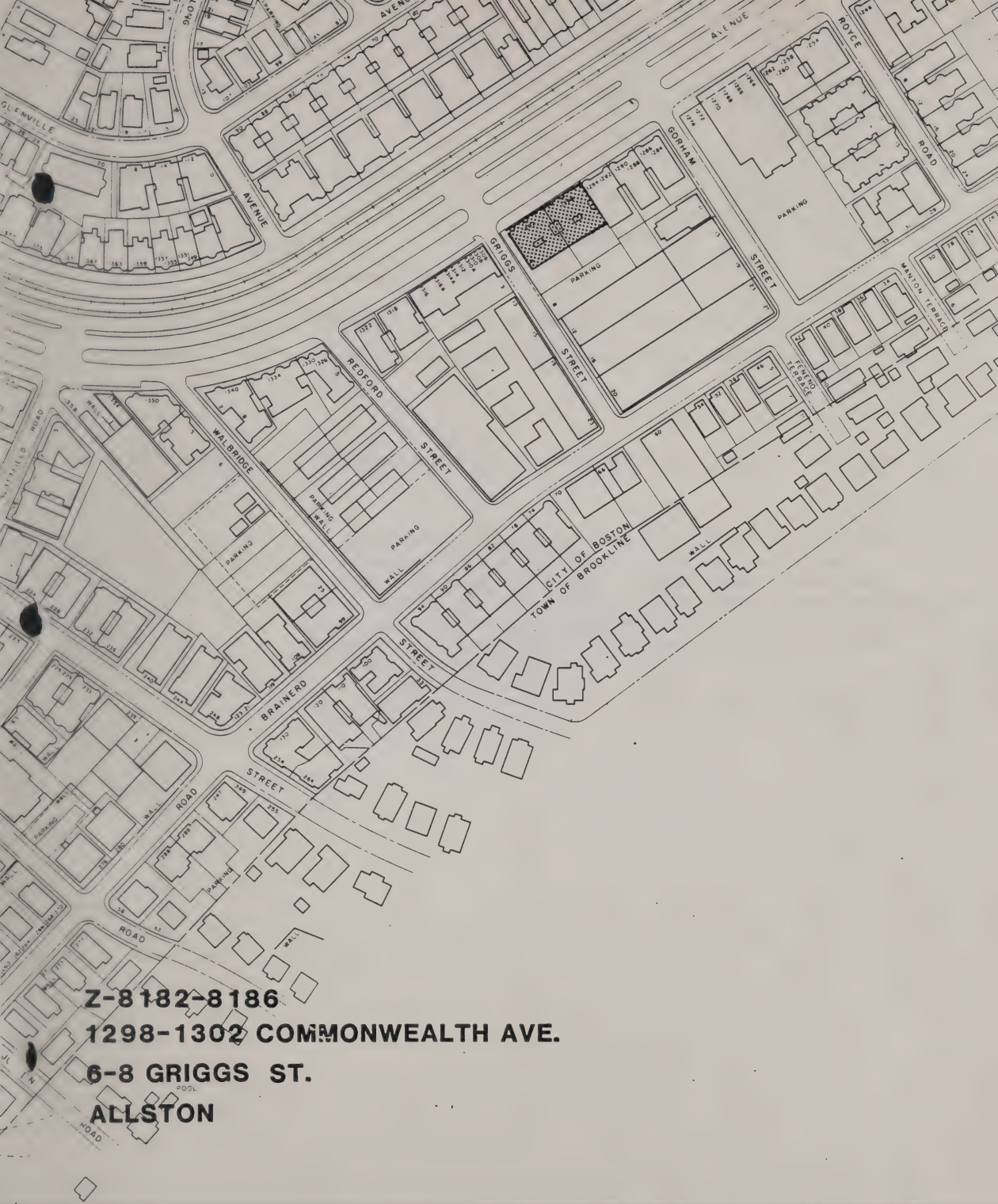
Violation(s): Professional office is conditional use.

Agency office is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-8182-8186, Ronald F. Cahaly, Trustee, 1298-1302 Commonwealth Avenue and 6-8 Griggs Street, Allston, for conditional use, forbidden use and five variances to subdivide, legalize occupancies as 44 apartments and professional office and 43 apartments and two offices in an apartment (H-2) and general business (B-1) districts, the Boston Redevelopment Authority recommends denial without prejudice. Immediate area is undergoing change. No evidence has been submitted to grant this appeal proper consideration. Petitioner should address this condition and review plans with Authority.



Z-8182-8186

1298-1302 COMMONWEALTH AVE.

6-8 GRIGGS ST.

ALLSTON

Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8187
William P. Hadaya
58 Hancock Street
Dorchester

Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

VOTED: In reference to petition Z-8187, William P. Hadaya, 58 Hancock Street, Dorchester, for conditional use to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Two-family dwelling existing at time of purchase in 1983.



Z-8187 58 HANCOCK ST. DORCHESTER

Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8188
Colonial Development Corporation
418 (rear) Washington Street
Brighton

Site: Parking lot

District(s): Local business (L-.5) and residential, two-family (R-.5)

Purpose: Accessory parking for 33 spaces.

Violation(s): Accessory parking is conditional use.

VOTED: In reference to petition Z-8188, Colonial Development Corporation, 418 (rear) Washington Street, Brighton, for conditional use to use premises for accessory parking in a residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval. Accessory off-street parking for Greater Boston Bank, lessee. Lot will be graded, paved and lined for 33 cars.



Z-8188 418 WASHINGTON ST. BRIGHTON

Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8190
Robert Fuller
28 Mt. Pleasant Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four-family dwelling to
lodging house for 21 lodgers.

Violation(s): Lodging house is conditional use.
Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-8190, Robert Fuller,
28 Mt. Pleasant Avenue, Roxbury, for conditional
use and two variances for change of occupancy
from four-family dwelling to lodging house for
21 lodgers in an apartment (H-1) district, the
Boston Redevelopment Authority recommends denial.
Inspectional Services unsafe and dangerous complaint
exists against this structure. Petition cannot
be considered until complaint is remedied.



Z-8190 28 MOUNT PLEASANT ST. ROSLINDALE

22

Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8240
H.N. Gorin Associates, Inc.
181-189 Friend Street
Boston

Site: Two-story structure

District(s): Manufacturing (M-4)

Purpose: Use premises as parking lot for 25 cars.

Violation(s): Parking lot, ancillary and accessory parking are conditional uses.

VOTED: In reference to petition Z-8240, H.N. Gorin Associates, Inc., 181-189 Friend Street, Boston, for three conditional uses to use premises as parking lot for 25 cars in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends denial. Property is located in the Bullfinch Triangle. Authority policy requires maintenance and improvement of the area's historic character. This proposal will include demolition of a small building which contributes to the historic environment of the Triangle. Parking lot would deteriorate street facade and is contrary to restoring the integrity of the district.

181-189 FRIEND ST. BOSTON



Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8269
Sam Y. Kim
328 Newbury Street
Boston

Site: Two-story structure

District(s): General business (B-3-65)

Purpose: Erect four-story rear addition to office-apartment structure.

Violation(s): Excessive floor area ratio.
Restricted roof structure district.
Insufficient open space and rear yard.

VOTED: In reference to petition Z-8269, Sam Y. Kim, 328 Newbury Street, Boston, for four variances to erect four-story rear addition to office-apartment structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. In June, Authority recommended approval of roof addition and change of occupancy to six offices and one apartment. Building undergoing substantial renovation. Back Bay Architectural Commission has granted certificates of appropriateness for proposed and previous additions.



Z-8269

328 NEWBURY ST. BOSTON

Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8302
Washington Realty Trust
41 Morton Street
Jamaica Plain

Site: Four-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect rear addition to 28-unit apartment structure.

Violation(s): Excessive height of building.

VOTED: In reference to petition Z-8302, Washington Realty Trust, 41 Morton Street, Jamaica Plain, for variance to erect rear addition to 28-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the proviso that plans be submitted to the Authority for design review approval. Former Forest Hills Hospital and subsequent Washingtonian Drug Rehabilitation structure is currently being converted to 28 condominium units. Rear expansion will not increase the precode height of four stories nor the number of apartment units.

Z-8302

41 MORTON ST. JAMAICA PLAIN



Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8309
Beniamino DelVecchio
198 Bremen Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Enlarge and enclose rear porch of three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient open space.

VOTED: In reference to petition Z-8309, Beniamino DelVecchio, 198 Bremen Street, East Boston, for two variances to enlarge and enclose rear porch of three-family dwelling in an apartment (H-1) district, the construction has been completed without the benefit of a building permit or Authority and community review. The Boston Redevelopment Authority recommends approval with the proviso that the Authority review the design of the enclosure and stipulate changes that may be necessary to make the enclosures compatible with neighboring structures. Three favorable and one unfavorable (visibility) responses have been received by the Authority. Petitioner should meet with neighbor to resolve concern.

Z-8309

198 BREMEN ST.

EAST BOSTON



Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8318
Neil F. McLaughlin
69 Baldwin Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect penthouse and deck additions to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8318, Neil F. McLaughlin, 69 Baldwin Street, Charlestown, for variance to erect penthouse and deck additions to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Existing condition. However, the rooftop additions are inappropriate and create an undesirable precedent for the Charlestown community.



Z-8318

69 BALDWIN ST.

CHARLESTOWN

Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8319
Robertta M. Lynch
111 L Street
South Boston

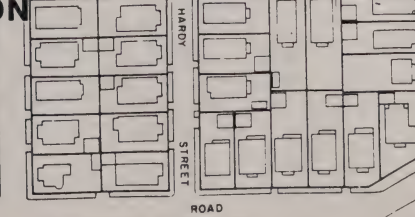
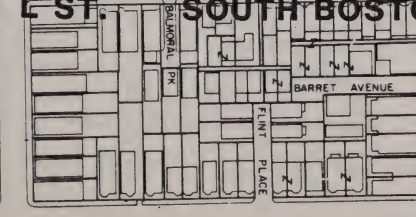
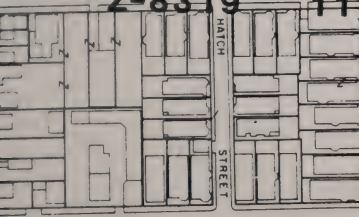
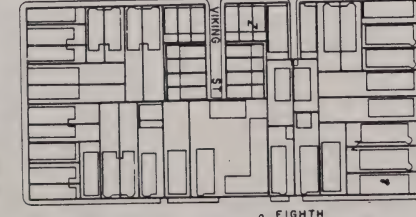
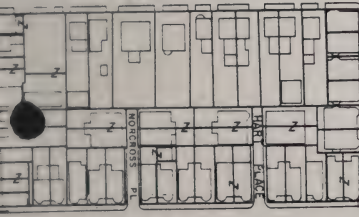
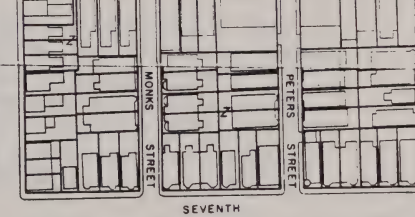
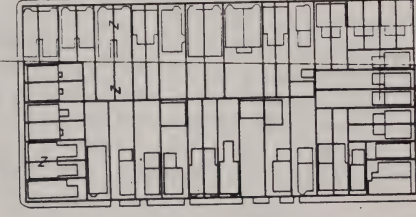
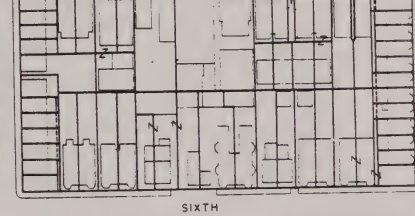
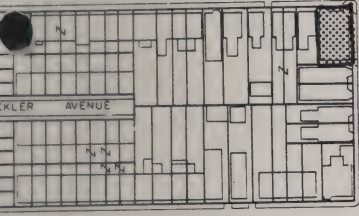
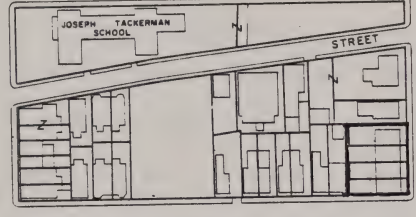
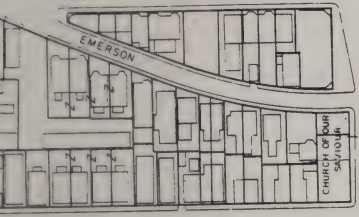
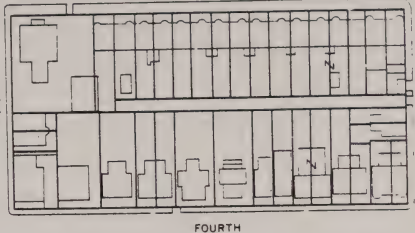
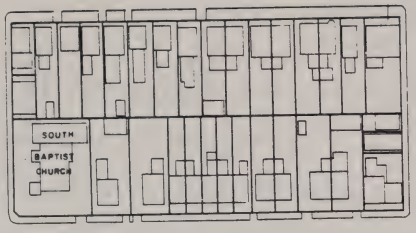
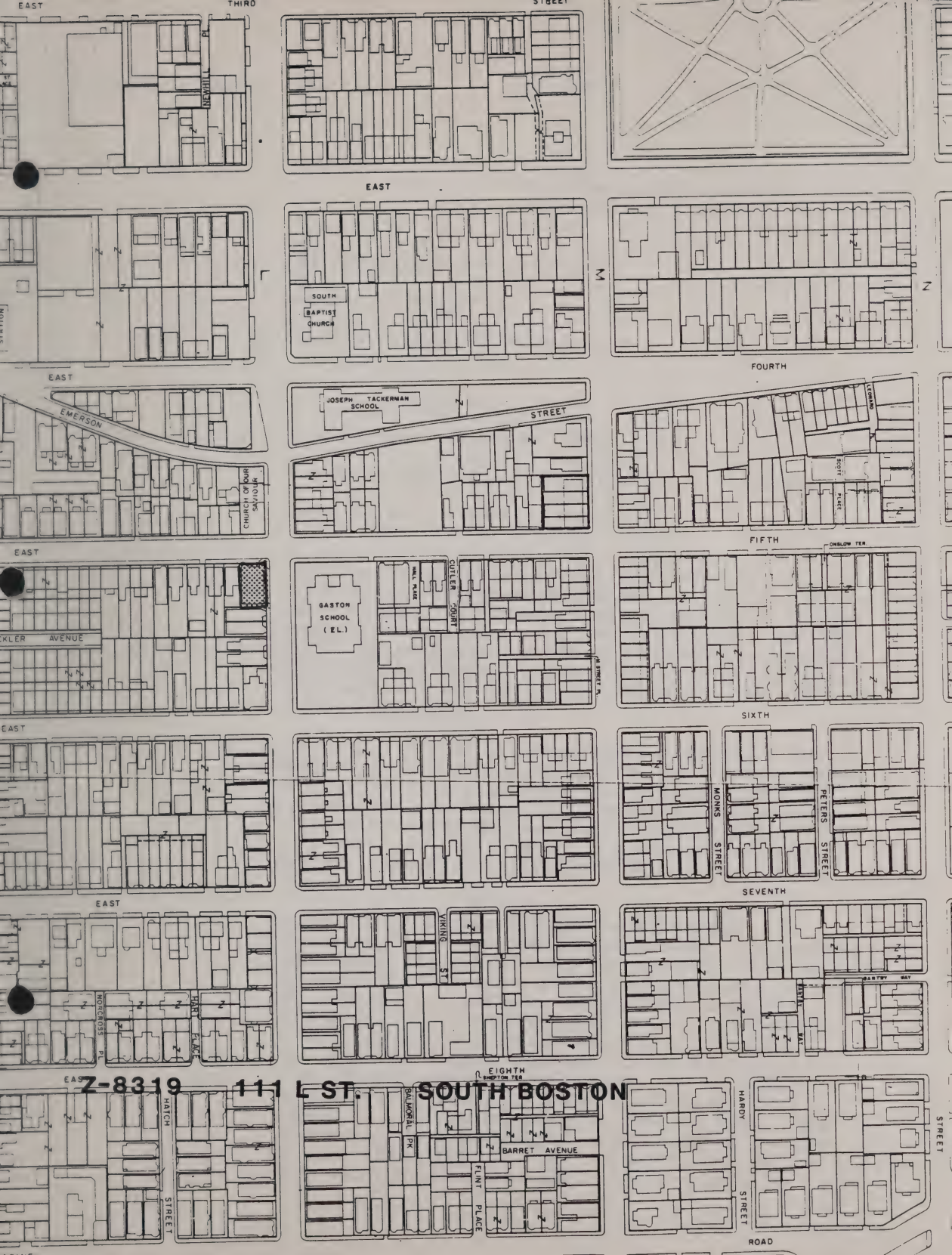
Site: 3,300 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect three one-family dwellings.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-8319, Robertta M. Lynch, 111 L Street, South Boston, for four variances to erect three one-family row dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until appellant meets with community and Authority to address height, density, and parking concerns.



Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8367
Northeastern University
795 Columbus Avenue
Boston

Site: 117,264 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect six-level 999-car garage.

Violation(s): Parking garage is conditional use.
Excessive floor area ratio and height of building.
Insufficient setback of parapet.

VOTED: In reference to petition Z-8367, Northeastern University, 795 Columbus Avenue, Boston, for conditional use and three variances to erect six-level 999-car garage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the landscaping and design of the garage be subject to the approval of the Authority.

On June 25, 1984, Northeastern University filed an appeal for permission to construct a five-level 995-car parking garage on their property off Columbus Avenue. At the Authority's request, Northeastern University asked for and was granted a continuance on August 22, 1984, in order to review site location, design, community review, and master planning issues.

Northeastern University has been working with the Authority to resolve these issues. On December 18, 1985, Northeastern filed a new appeal, containing Northeastern's present plans for the garage site. The garage plan has been revised by designing an "L" shaped structure which is located adjacent to and behind the Carter playground reserving the majority of the site for future development. Alternative uses for the balance of the site have been considered and reviewed with the City as a part of a first phase campus master plan. The university is committed to discontinuing surface parking and developing the balance of parcel 17-X with uses which are compatible with plans for

the area. To this end, the University has submitted an interim master plan and work program for a phase II master plan. These documents are currently being reviewed. Also, Northeastern will in accordance with terms of Parcel 18+ Task Force Agreement, carry out requirements concerning landscaping and new development as outlined in said agreement. The design of the garage has been revised and the plans have been submitted to the Parcel 18 committee. The community supports this project and was assured by Northeastern that there would be employment opportunities for local residents. Northeastern has agreed to submit an employment plan for approval by the Authority which identifies the employment opportunities for local residents.



Z-8367 795 COLUMBUS AVE BOSTON

Board of Appeal Referrals

1/9/86

Hearing: 1/14/86 Z-8161
Philip Y. DeNormandie
11-12 Marshall Street
Boston

Site: Three-story structure

District(s): General business (B-8)

Purpose: Erect greenhouse on roof of office and restaurant structure.

Violation(s): Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-8161, Philip Y. DeNormandie, 11-12 Marshall Street, Boston, for two variances to erect greenhouse on roof of office and restaurant structure in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Authority further recommends that the proposed standardized aluminum stock greenhouse is harmonious with historic structures in the Blackstone Block. It should be replaced by a more appropriate glass and copper half-hipped roof structure. Design review must be coordinated with the Landmarks Commission. The site is within the Downtown-Waterfront Faneuil Hall Urban Renewal Area (R.77) and within the historic Blackstone Block which is under the jurisdiction of the Boston Landmarks Commission.

Z-8161 11-12 MARSHALL ST. BOSTON



Board of Appeal Referrals

1/9/86

Hearing: 1/21/86 Z-8266
Thomas Famiglietti
166-168 Saratoga Street
East Boston

Site: 1½-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from church to seven apartments.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-8266, Thomas Famiglietti, 166-168 Saratoga Street, East Boston, for three variances for change of occupancy from church to seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral until the appellant presents a parking plan identifying and securing at least seven off-street parking spaces and the plan meets the satisfaction of the Authority and Board of Appeal.

The building, the former Salvation Army Church, located on a busy section of Saratoga Street, has been vacant for some time. Its neighbors are a social club and construction company on one side, and a single-family home and two-family homes down the street on the other side. Across the street are two-family rowhouses. Because the building has been vacant and a potential health hazard, and because the appellant is seeking to install seven rental units which are desirable and needed, this project presents an opportunity for the neighborhood and East Boston. However, Saratoga Street is a busy and congested street and its neighbors have complained about the lack of resident parking spaces. Therefore, it is imperative that before this project go forward and potentially compound the parking situation with seven new residents, the appellant secure the necessary off-street parking spaces for his new tenants.



Z-8266

166-168 SARATOGA ST. EAST BOSTON

